Nobel Drive
8.1.4

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8.1.4.a *Pueblo Lands (I 12)*

Site Description and Existing Conditions

The Pueblo Lands (I 12) site is located east of I-805 along Eastgate Mall Road in the University Community Planning Area. This 10.3-acre parcel is owned and managed by the City of San Diego Metropolitan Waste Water Department and is not conserved. The site is outside the MHPA and is zoned for light industrial use. Adjacent land uses include transportation, commercial and undeveloped lands. Although interest has been expressed in development, no permit applications have been submitted for review.

Three road ruts (68 m^2 [731.946 ft^2] total area) were mapped in 2003 (City of San Diego, 2004). Non-native grasslands occur in the Redding gravelly loams. No sensitive plant species were observed in 2003; however, *B. sandiegonensis* occurred in these basins (City of San Diego, 2004; PBSB, 1993; Simovich and Fugate, 1992).

The site has been impacted by trash dumping, non-native species and off-road vehicle use.

Threats

Development

As identified in the *Vernal Pool Management Plan* (City of San Diego, 1996), additional development may be proposed at Pueblo Lands. The southern portion of the site was developed in the late 1990s.

Invasive Species

The site is characterized by non-native grasses that may be a major factor in the lack of sensitive vernal pool plant species.

Trespass/Litter

Trespass was identified as a threat to Pueblo Lands in the *Vernal Pool Management Plan* (City of San Diego, 1996). The site is currently unfenced and is at risk from off-road vehicle activity and dumping.

Fire and Fire Suppression

The long-term impact of fire on vernal pool plants and animals appears to be minimal (see Post Fire Evaluation of Vernal Pools [City of San Diego MSCP Monitoring Report, 2004]). The area may be used as a staging site in the event of a wildland fire.

Required Management Activities

No management activities are required for Pueblo Lands.

Management Recommendations

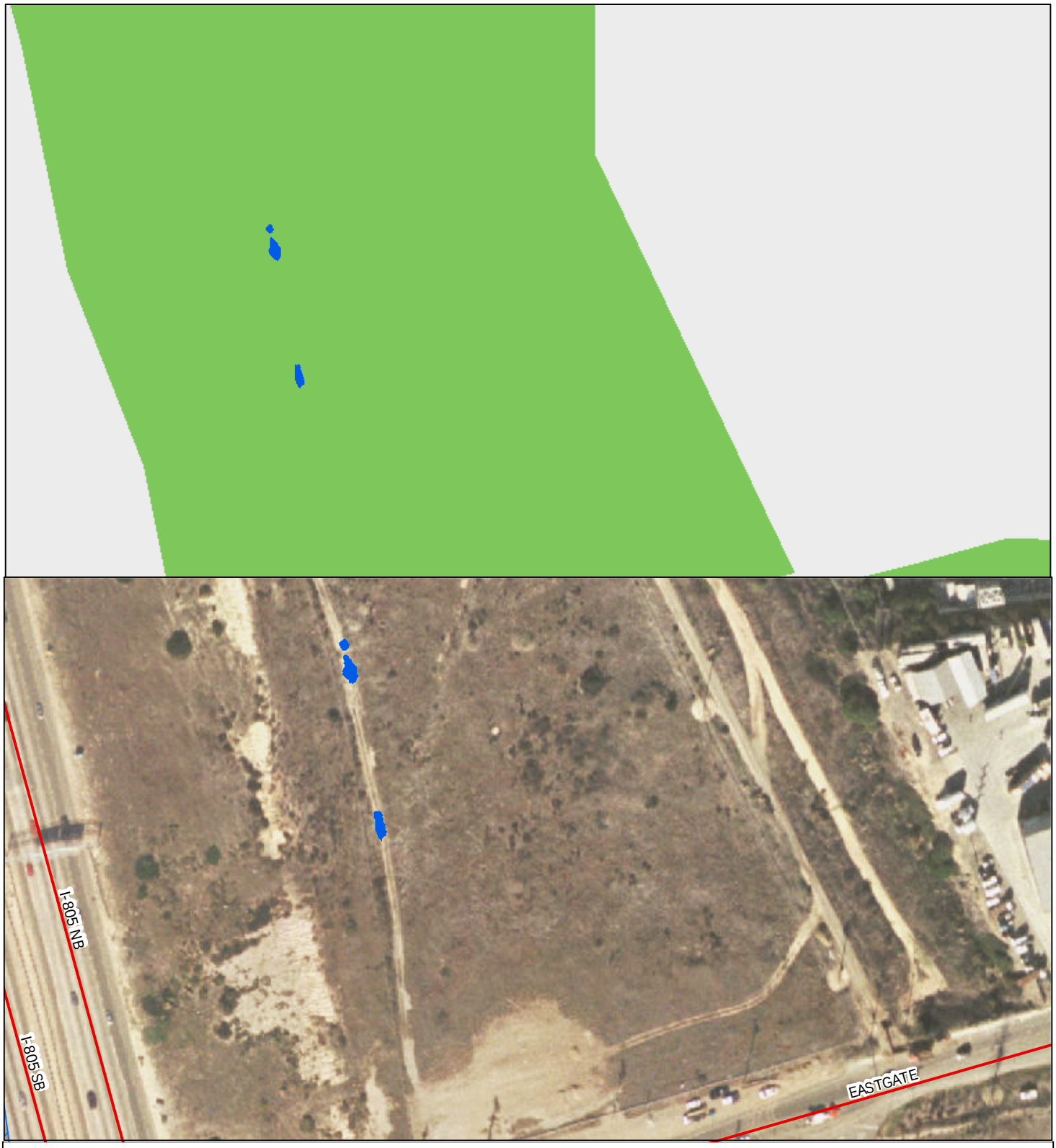
The *Vernal Pool Management Plan* (City of San Diego, 1996) made the following recommendations: Evaluate the site for preservation; prepare a conservation plan if needed; and notify the appropriate agencies during the planning stages of future development proposals.

If the site is conserved, restoration activities should be considered to improve existing habitat for sensitive species. Any conserved areas should be rezoned from Light Industrial to Open Space.

Restoration and reintroduction efforts shall utilize seeds from within the smallest possible geographic range, in the following order, as necessary: complex, series, geographic region (i.e. Otay Mesa).

Fencing and signage should be installed and maintained to minimize impacts to sensitive species.

Figure 20



Pueblo Lands (I 12)

0.03
Miles
Kilometers
0.06

- Roads
- MHPA
- Conserved Lands
- Vernal Pools at Site
- Adjacent Vernal Pools
- Grassland
- Urban/Developed

Note: MHPA and Roads not shown in top map; vegetation mapping per Ogden 1997.

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8.1.4.b *Ford Leasing (Bob Baker) (I 6 B)*

Site Description and Existing Conditions

Ford Leasing (referred to as "Bob Baker" in the *Vernal Pool Inventory* [2004]) (I 6 B) is a 0.5-acre parcel located northeast of the intersection of Miramar Road and Miramar Mall Road in University City. This site is located outside of the MHPA, is zoned Light Industrial and is privately owned. Although this area is not conserved via conservation easement, the U.S. Fish and Wildlife Service issued Biological Opinion 1-1-80-F-71—which required on-site preservation of 0.56 acres—in regards to a 15.9-acre development by the Ford Leasing Development Company in 1980. Surrounding land uses include transportation, military operations, commercial and light industrial.

Eight vernal pools (311 m^2 [3347.57614 ft^2]) were mapped at Ford Leasing in 2003. These basins are natural, although there is evidence of damage from off-highway vehicles (i.e. ruts). The basins are underlain by Redding gravelly loam; disturbed chamise chaparral occurs in the limited watershed/upland area. Sensitive vernal pool species at Ford Leasing include *P. abramsii* and *Branchinecta* spp.

Impacts to approximately 70 vernal pools were permitted in 1980 (see U.S. Fish and Wildlife Service BO 1-1-80-F-71). Bauder (1986) noted disturbance from dumping and landscaping irrigation, and trash was observed in 2003 (City of San Diego, 2004). The site was not fenced in 2003.

Threats

Development

The site is zoned for light industrial use and is not conserved via conservation easement. However, preservation of the area was required under U.S. Fish and Wildlife Service Biological Opinion 1-1-80-F-71.

Invasive Species

Non-native herbaceous species are prevalent at the Ford Leasing site.

Edge Effects

This site is in a developed area with small pockets of open space, and edge effects such as run-off, non-native species and trash have been noted.

Fire and Fire Suppression

The site may serve as a staging area in the event of a fire; however, wildfire is unlikely due to the developed nature of the area.

Required Management Activities

The on-site preservation option in U.S. Fish and Wildlife Service BO 1-1-80-F-71 included the following requirements:

- Installation and maintenance of suitable fencing and/or barriers
- No invasive exotic species may be used in project landscaping adjacent to the preserve
- Design of project and preserve to divert run-off away from the vernal pools

- All fire control measures (i.e. brush management or disking for fire breaks) shall be approved by U.S. Army Corps of Engineers and U.S. Fish and Wildlife Service
- One-time removal of litter and dumping materials
- Preparation of a written plan demonstrating project compliance

Management Recommendations

A conservation easement should be recorded against the title of the property to minimize the possibility of future development proposals.

Reintroduce *N. fossalis* and *E. aristulatum*, which historically occurred at this location in 1980 (see BO 1-1-80-F-71).

Additional restoration opportunities should be explored. *E. aristulatum*, *P. abramsii* and *Branchinecta* spp. have persisted for 25 years after isolation of the site. The goal of enhancement activities should be to maximize the probability of continued species existence at Ford Leasing, and should include reshaping of the basins (by hand), eradication of invasive species, litter removal and watershed enhancement where applicable.

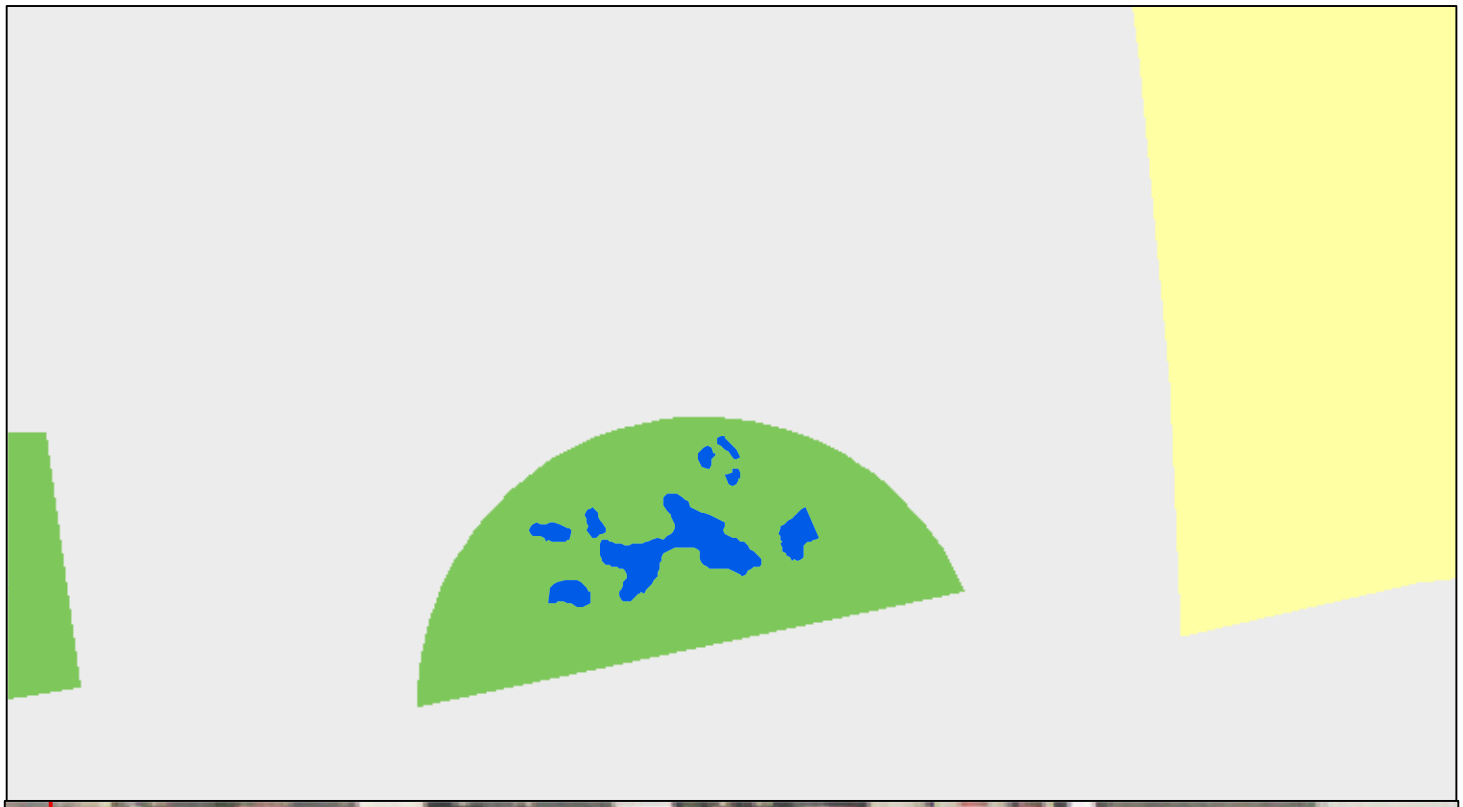
The site was identified as necessary to reclassify the populations of *E. aristulatum* and *P. abramsii* by the adopted *Recovery Plan for Vernal Pools of Southern California* (USFWS, 1998). All future management actions should promote the persistence and success of these species.

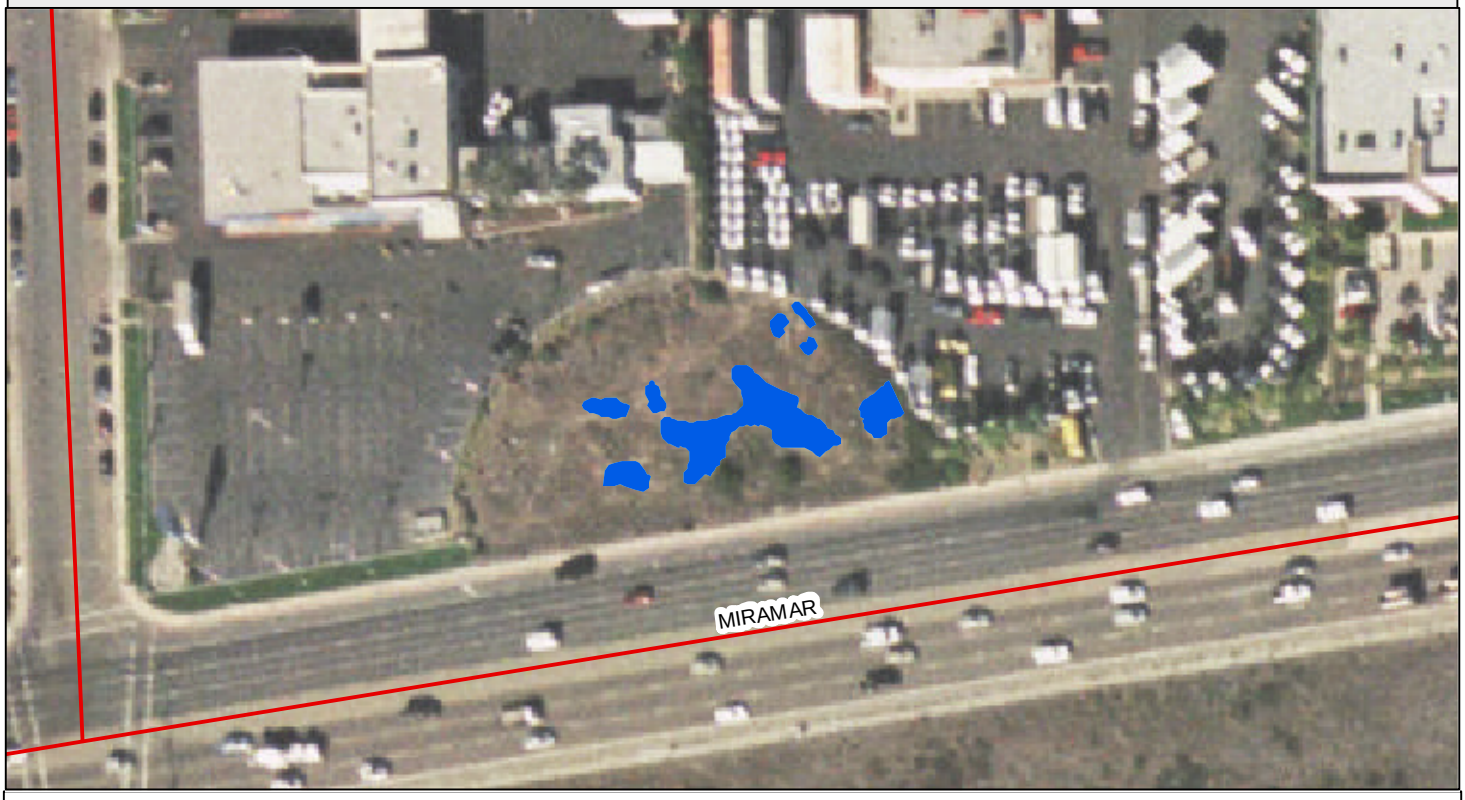
Install fencing and/or barriers in accordance with BO 1-1-80-F-71 and provide maintenance, as necessary. Signage should be installed to provide notice of the sensitive nature of on-site resources and to restrict access.

If weed control is deemed necessary, weeding within and immediately adjacent to vernal pools should be done by hand. In upland areas, mechanical removal may be necessary, however, herbicides should not be used in or adjacent to vernal pools.

The site should be rezoned from Restricted Industrial to Open Space. Land managers should encourage research opportunities, especially relating to the long-term success of varying sizes of vernal pool preserves.

Figure 21





Ford Leasing/ Bob Baker (I 6 B)

0.01
Miles
Kilometers
0.04

Roads
MHPA
Conserved Lands
Vernal Pools at Site
Adjacent Vernal Pools
Chaparral
Grassland
Urban/Developed

Note: MHPA and Roads not shown in top map; vegetation mapping per Ogden 1997.

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8.1.4.c *Facilities Development (Bob Baker 2) (I 6 C)*

Site Description and Existing Conditions

Facilities Development (referred to as "Bob Baker 2" in the City's *Vernal Pool Inventory* [2004]) (I 6 C) is a 0.95-acre parcel located at the northwest intersection of Miramar Road and Miramar Mall Road in University City. This site is located outside of the MHPA and is privately owned. Although this area is not conserved via conservation easement, the U.S. Fish and Wildlife Service issued Biological Opinion 1-1-80-F-90—which issued a "no jeopardy" opinion for restoration and preservation—in response to illegal grading in March 1980. The site is zoned Light Industrial, and surrounding land uses include transportation, military operations, commercial and light industrial.

Fifteen vernal pools (967 m^2) [10408.701 ft^2]) were mapped at Facilities Development in 2003. Prior to grading and fill activities in 1980, all basins were natural vernal pools. Existing basins are both natural, highly disturbed basins and vernal pools created pursuant to U.S. Fish and Wildlife Service BO 1-1-80-F-90. The basins are underlain by Redding gravelly loam; the limited watershed/upland area is vegetated by disturbed chamise chaparral. Sensitive vernal pool species at Facilities Development include *E. aristulatum*, *P. abramsii* and *Branchinecta* spp.

Vernal pools were impacted by illegal grading and fill in 1980. The U.S. Fish and Wildlife Service issued BO 1-1-80-F-90 in consultation with the U.S. Environmental Protection Agency, which pursued legal action against the landowner in *United States of America v. Eastgate Miramar Associates*. The suit appears to have been resolved through an out-of-court settlement under the following conditions: 1) Fencing (concrete block retaining wall and wire cable) around the preserve perimeter, 2) Preparation of a restoration and preservation plan, including restoration and inoculation of vernal pool basins, and 3) Deposit of $20,000 to fund a study on the success of restoration actions (see *Recovery of Vernal Pools and their Associated Plant Communities Following Surface Disturbance* [Scheidlinger, et al. 1987] and *An Overview of 15 Years of Vernal Pool Restoration and Construction Activities in San Diego County, California* [Black and Zedler, 1998]). The BO issued a "no jeopardy" opinion for the preparation of a preservation and restoration plan (not the initial impacts). The site is currently fenced. These populations of sensitive species were identified as necessary to reclassify *E. aristulatum* and *P. abramsii* by the adopted *Recovery Plan for Vernal Pools of Southern California* (USFWS, 1998).

Threats

Development

The site is zoned for light industrial use and is not conserved via conservation easement. However, it was the subject of a U.S. Fish and Wildlife Service Biological Opinion (1-1-80-F-90).

Invasive Species

Non-native herbaceous species are prevalent at the Facilities Development site.

Edge Effects
This site is in a developed area with small pockets of open space. Although fencing has added a measure of protection, edge effects such as run-off and non-native species have been noted.

Fire and Fire Suppression
The site may serve as a staging area in the event of a fire; however, wildfire is unlikely due to the developed nature of the area.

Required Management Activities

The on-site preservation option in U.S. Fish and Wildlife Service BO 1-1-80-F-90 included the following requirements:

- Fencing
- Experimental restoration, including creation of twelve vernal pool basins
- Funding ($20,000) for a study of restoration success

Management Recommendations

A conservation easement should be recorded against the title of the property to minimize the possibility of future development proposals.

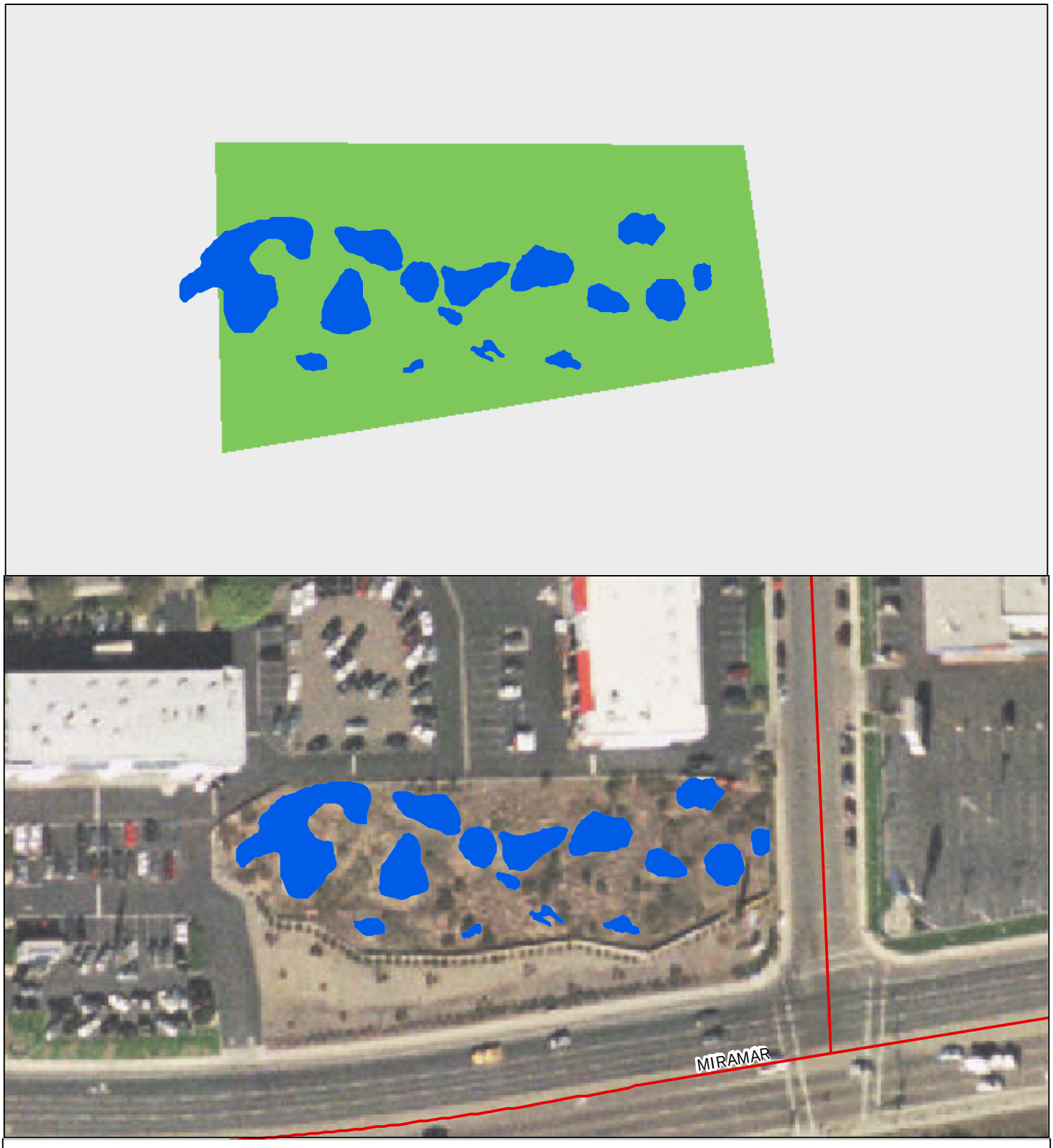
Additional restoration opportunities should be explored. *E. aristulatum, P. abramsii* and *Branchinecta* spp. have persisted for 25 years after destruction and subsequent restoration of the site. The goal of enhancement activities should be to maximize the probability of continued species existence at Facilities Development, and should include reshaping of the basins (by hand), eradication of invasive species, litter removal and watershed enhancement where applicable.

Fencing should be repaired as necessary. Signage should be installed to provide notice of the sensitive nature of on-site resources and to restrict access.

If invasive species control is necessary, weeding within and immediately adjacent to vernal pools should be done by hand. In upland areas, mechanical removal may be necessary, however, herbicides should not be used in or adjacent to vernal pools.

The site should be rezoned from Restricted Industrial to Open Space. Land managers should encourage research at this site, especially relating to the long-term success of varying sizes of vernal pool preserves and restored vernal pools.

Figure 22



Facilities Development/ Bob Baker 2 (I 6 C)

0.01
Miles
Kilometers
0.03

Roads
MHPA
Conserved Lands
Vernal Pools at Site
Adjacent Vernal Pools
Grassland
Urban/Developed

Note: MHPA and Roads not shown in top map; vegetation mapping per Ogden 1997.

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